

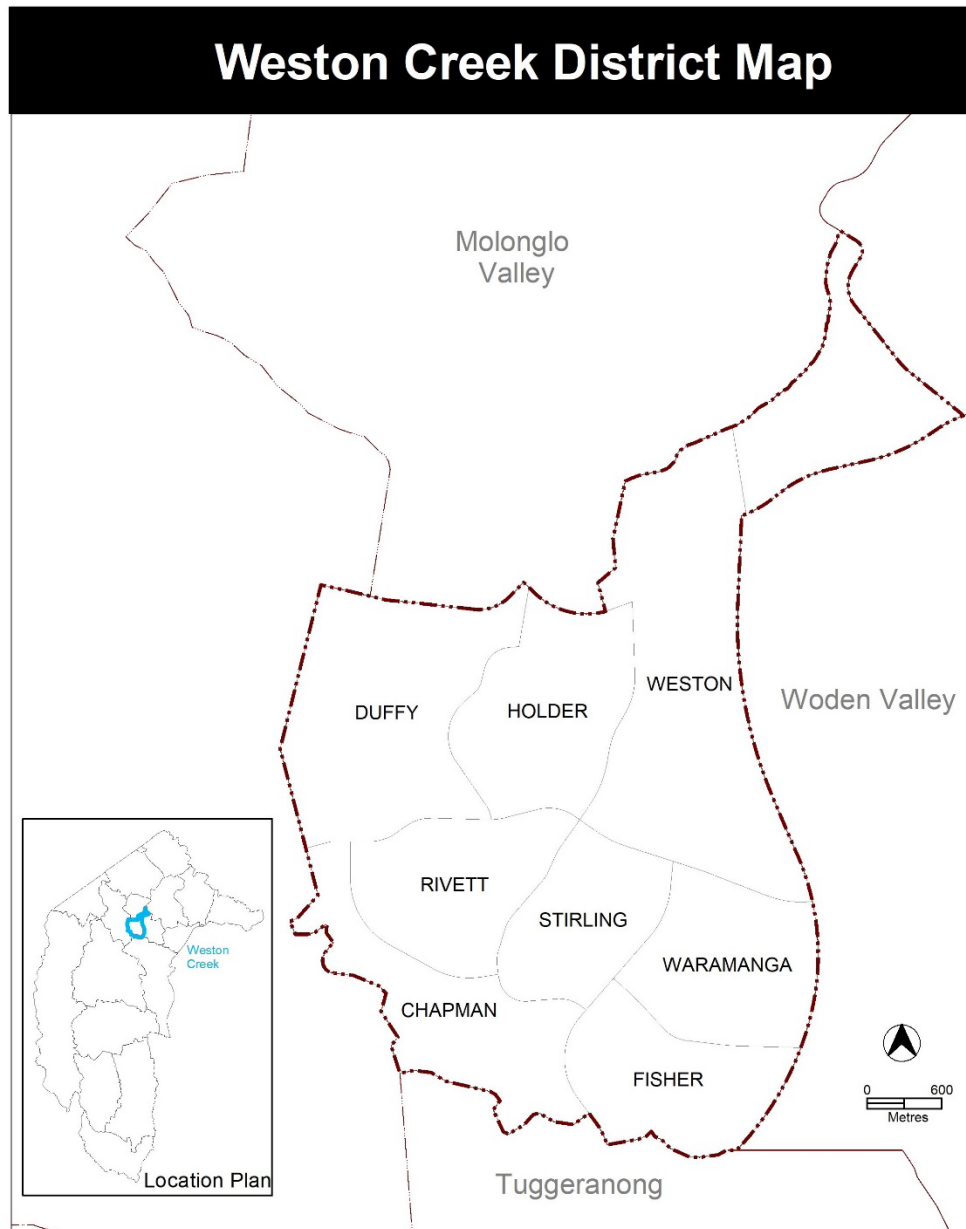
PART D6: WESTON CREEK DISTRICT POLICY

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1.1 District map

This policy applies to land within the area identified as the Weston Creek District in the map below.

Maps detailing specific assessment requirements, assessment outcomes and development compliance provisions are included at the end of this policy.



1.2 Land and use table

The following table specifies additional types of development and land uses that are assessable in this district. These are additional to the development types and land uses specified as assessable within the applicable zone policy.

The uses listed require development approval unless they meet the 'exempt development' provisions of the *Planning (Exempt Development) Regulation 2023*. Development and land use types listed are defined in the dictionary at Part G of the Territory Plan.

The table also specifies additional types of development and land uses that are prohibited in this district. These are prohibited, notwithstanding whether they are listed as assessable under the applicable land use policy. Development of prohibited uses may be considered under certain limited circumstances as outlined under Part 7.3 of the *Planning Act 2023*.

Locality	Zone	Additional assessable development	Additional prohibited development	Relevant parcel or Figure
Chapman	CFZ	Nil	retirement village; supportive housing	Blocks 3-4 Section 12
Duffy	NUZ3	overnight camping area, plantation forestry, tourist facility	Nil	Blocks 2, 4 Section 55 Part Block 3 Section 56 Block 2 Section 57 Block 2 Section 58
	CFZ	Nil	retirement village; supportive housing	Block 2 Section 23
Fisher	RZ2	community activity centre, cultural facility, early childhood education and care, education establishment, health facility, place of worship, religious associated use	Nil	Block 6 Section 13
Holder	NUZ3	overnight camping area, plantation forestry, tourist facility	Nil	Block 3 Section 48
	CFZ	Nil	retirement village; supportive housing	Blocks 24-25 Section 45
Rivett	CFZ	Nil	retirement village; supportive housing	Block 22-24 Section 28
Stirling	CFZ	Nil	retirement village; supportive housing	Block 2 Section 24
Waramanga	CFZ	Nil	retirement village; supportive housing	Block 1 Section 39

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Locality	Zone	Additional assessable development	Additional prohibited development	Relevant parcel or Figure
				Block 1 Section 45
Weston	CZ1	industrial trades, municipal depot, store	Nil	Section 64, 84, 88
	CFZ	Nil	retirement village; supportive housing	Block 2 Section 75
	RZ1	multi-unit housing		Block 2 Section 50
Weston Creek District	NUZ4	group or organised camp, overnight camping area, tourist facility	Nil	Rural Blocks 1194, 1216, 1219

1.3 Policy outcomes

Development proposals in Weston Creek District will be assessed having regard to the key characteristics of the district and the policy outcomes to be achieved for the district. The policy outcomes to be achieved for Weston Creek District are derived from Weston Creek District Strategy. The Weston Creek District Strategy sets the vision, priorities and values of the district.

The desired policy outcomes to be achieved for Weston Creek District follow three themes (community, landscape and amenity):

Community:

The Weston Creek District has a smaller and older population than other areas of Canberra. The community was significantly impacted by the 2003 fires that destroyed many homes and caused the death of four people. Weston Creek has a large proportion of separate houses and has a lack of alternatives for people to downsize while staying within their communities.

Policy outcomes:

1. Develop more diverse housing in and around the Weston group centre and local centres, integrated with rapid public transport corridors. This should particularly focus on smaller single level dwellings or developments with lifts, which are more suitable for some older people.
2. Prioritise the management of bushfire risks for existing and new development.

Landscape:

The dominant landscape feature—the Stromlo Pine forests—was destroyed in 2003, leading to the development of Molonglo. However, the district retains strong connections to surrounding open space, including Mount Arawang and the Cooleman Ridge to the south and the grassland to the west.

Policy outcomes:

3. Maintain the open space separation between the Tuggeranong and Weston Creek districts. Similarly, the open space separating Weston Creek and Molonglo should be largely retained.
4. Enhance priority blue-green connections at the western edge of Rivett and Duffy.
5. Strengthen street tree planting, particularly in the Weston Creek group centre area.

Amenity:

Being smaller and lacking the facilities of a town centre, Weston Creek has a close relationship with Woden Valley and, increasingly, with Molonglo Valley. The heart of Weston Creek is the Weston Creek group centre (Cooleman Court). Opportunities to strengthen the amenity and community facilities within this centre should be taken.

Policy outcomes:

6. Revitalise local centres in Weston Creek, particularly Fisher.
7. Grow small business enterprise and employment opportunities in Weston Creek group centre.
8. Strengthen the cross-district network of community facilities with consideration of demand and existing provision across Weston Creek, Woden and Molonglo districts
9. Enhance public transport priority connections to Civic and Woden and, in future, Molonglo.

1.4 Assessment requirements

Assessment requirements set the mandatory development controls for specific areas, and sites within Weston Creek District. These provisions are in addition to and, where inconsistencies occur, prevail over any assessment requirements that are provided in the relevant zones policy.

Development proposals in Weston Creek District will be assessed against the assessment requirements in the following table. Localities that are not listed do not have assessment requirements.

Locality	Assessment requirement	Reference
Duffy	<ol style="list-style-type: none"> Maximum of 40 dwellings are permitted within the Stromlo settlement, area RC1 of Figure 1. The maximum number of detached dwellings on each block within the RZ1 area of the Stromlo settlement is 1. The maximum number of storeys to buildings within the Stromlo settlement is 1 and the minimum side boundary setback is 3 metres. Garages are sited behind the building line. For the Stromlo settlement, the maximum plot ratio of all development on the block is determined by the formula: $P = (140 / B + 0.15) 100$, where P is the maximum permissible plot ratio expressed as a percentage and B is the block area in square metres. Blocks within the Stromlo settlement are not subdivided or consolidated. For area RC2 on Figure 1, agriculture is limited to livestock grazing. Tourist facility buildings are low rise and integrated with the landscape. 	Figure 1
Holder	<ol style="list-style-type: none"> For area RC1 of the Figure 2, agriculture is limited to livestock grazing. Tourist facility buildings are low rise and integrated with the landscape. 	Figure 2
Weston	<ol style="list-style-type: none"> The maximum height of buildings within the dashed blue line on Figure 3 is 13m (approximately 3 storeys), except for: <ol style="list-style-type: none"> area A: maximum 16m (approximately 4 storeys) area B: maximum 19m (approximately 5 storeys) area C: maximum 22m (approximately 6 storeys) area D: maximum 16m area E: maximum 22m. Ground level dwellings are not achieved within the area surrounded by the dashed line in Figure 3 except in area 'a'. Development of a Community Activity Centre on area 'D' of section 75 is limited to public health, welfare or information services. Demonstration housing is permitted on Block 2 Section 50 Weston for a maximum of 3 dwellings – refer to District Specification for applicable specifications 	Figure 3

1.5 Assessment outcomes

Development proposals in the Weston Creek District will be assessed having regard to:

1. the stated policy outcomes
2. the applicable design guides (Urban Design Guide and/or Housing Design Guide)
3. the functionality and usability of the development for its intended purpose/use
4. site constraints including noise, bushfire, flooding, contamination or hazardous materials
5. impacts of non-residential development on surrounding residential amenity
6. development does not adversely affect the overall function of the commercial centres in terms of economic, social, traffic and parking and urban design impacts
7. buildings with frontages to main pedestrian areas and routes within commercial areas incorporate uses on the ground floor that generate activity in the public space
8. vehicle and bicycle parking, including dimensions and number of spaces, manoeuvrability, access and egress, safety for users and pedestrians, electric vehicle parking and access to charging locations, and the visual impact to the street or public places
9. accessibility and adaptability
10. water sensitive urban design (WSUD)
11. minimisation of cut and fill
12. serviceability in terms of infrastructure and utility services
13. suitability of any advertising or signs
14. consistency with the Crown Lease
15. the assessment outcomes in the following table.

Locality	Assessment outcome	Reference
Duffy	<p><u>Stromlo settlement:</u></p> <ol style="list-style-type: none"> 13. Home businesses are consistent with the character of the settlement. 14. Buildings reflect a rural character with light coloured walls and roofs, have elements such as verandahs, roofs are pitched metal and large building forms are avoided. 15. Front fences are low and transparent (e.g., wire) consistent with a rural character. 16. Planting is limited to 20% of block area with remainder maintained as mown lawn or a similar low fire hazard element. Landscaping to incorporate native vegetation to support local wildlife. 17. Kerbs and gutters are not provided, with swale drains directing storm water runoff to irrigate public open space. 18. Development within area RC1 on Figure 1 incorporates and identifies bushfire risk mitigation measures including: weather seals on all openings including garage doors and external doors, enclosed gutters, considered roof shape, stainless steel or bronze fly screens, non-combustible fencing material with strategically placed fireproof fences, considered location of gas cylinders or a bushfire risk assessment is provided to inform the location of gas cylinders and other design elements. 19. Within 5km of Mount Stromlo, development or installations which may adversely affect the operation of the Mount Stromlo Observatory or the associated seismological vault at Mount Stromlo, through night-time 	Figure 1

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Locality	Assessment outcome	Reference
	illumination or significant vibration, shall be referred to the Australian National University for comment, unless a Statement of Compliance is provided.	
Weston	<p>20. Plot ratio requirements do not apply to the area indicated as RC1 in Figure 3.</p> <p>21. Development on Section 88 identified as area C on Figure 3 retains pedestrian access to the north side of Mahoney Court with a minimum width of 5m.</p> <p>22. Public vehicle access to the east side of the section connecting Liardet Street and Mahony Court is established and maintained.</p> <p>23. Development on Section 84 identified as area 'B' on Figure 3 includes a 24m wide road reserve for Whitney Place to the north. Access is retained to Whitney Place for on-street parking, basement access and delivery vehicles.</p> <p>24. Permanently open, public pedestrian laneways as indicated on Figure 4 are retained or constructed as part of any new development.</p> <p>25. Development provide a permanently open publicly accessible pedestrian link from the Hindmarsh Drive underpass to Parkinson Street.</p> <p>26. Provide active frontages as indicated on Figure 4 and Figure 7 that meet the requirements of the zones policy and provide ground floor uses that generate activity, such as retail, restaurants or community uses. Provide weather protection along active frontages by awnings or similar.</p> <p>27. Internal arcades are a minimum of 3m wide and uncovered external laneways are minimum 6m wide. These are to have a minimum of 50% glazing to walls and provide access to commercial tenancies.</p> <p>28. The minimum side and rear setbacks for development on area 'D' of Section 75, as shown on Figure 5 is 10m with a minimum 3m wide landscaped area for the full length of each setback</p> <p>29. New development demonstrates a high standard of architectural design and provides a positive contribution to the streetscape and amenity of the Weston group centre.</p> <p>30. Building design highlights corner locations where applicable. Entrances to residential buildings common areas are visible from the street and residential balconies or windows overlook the streets to ensure surveillance.</p> <p>31. Provide additional larger canopy street trees, particularly along Brierly Street. In addition to the public space in Trenerry Square, provide public seating and tables elsewhere in the centre.</p> <p>32. Development of the public carparking areas on Sections 84 and 88, as indicated on Figure 6, retains the existing number of parking spaces, and provide on-site car parking as required by the new development.</p> <p>33. Parking structures must be concealed from Parkinson Street, Brierly Street and Liardet Street by uses such as hotel rooms, apartments or office with windows or balconies overlooking public space to provide passive surveillance. Screening is not sufficient.</p> <p>34. Development applications for the hatched area on Figure 6 and for area 'D' of Figure 5 must be accompanied by a site-specific Unexpected Finds Protocol prepared by a suitably qualified environmental consultant.</p>	<p>Figure 3</p> <p>Figure 4,</p> <p>Figure 7</p> <p>Figure 5,</p> <p>Figure 6</p>

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Locality	Assessment outcome	Reference
	35. Development of section 64 ensures reasonable solar access and privacy to buildings on the south side of Whitney Place.	
	36. Development of Section 88 to ensure reasonable solar access to buildings on the south side of Mahony Court.	
	37. Development on Section 75 provides deep root planting, retains or replaces existing trees and incorporates landscaping that provides visual and physical separation from adjoining residential blocks.	

* Localities not listed do not have assessment requirements.

1.6 Development compliance provisions

Where a proposed development complies with a relevant provision in the technical specifications and the technical specification comprehensively addresses the outcome, further assessment regarding those specific provisions will not be required.

The Territory Planning Authority may consider endorsement or written support from an entity or utility service provider to demonstrate compliance with an outcome that relates to services or utilities.

Figure 1 (Duffy):

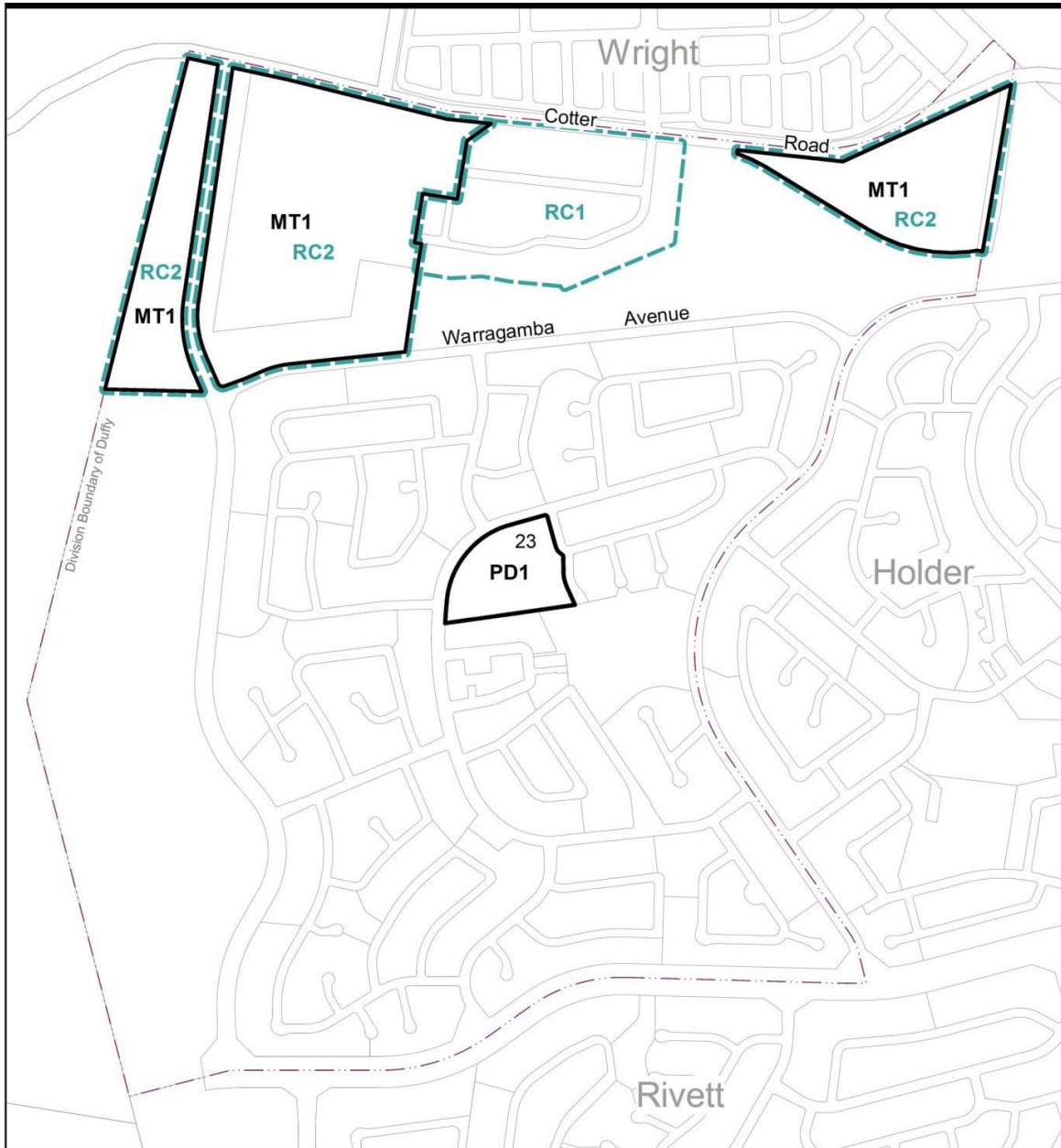


Figure 1 Duffy: (RC1) location

Figure 2 (Holder):

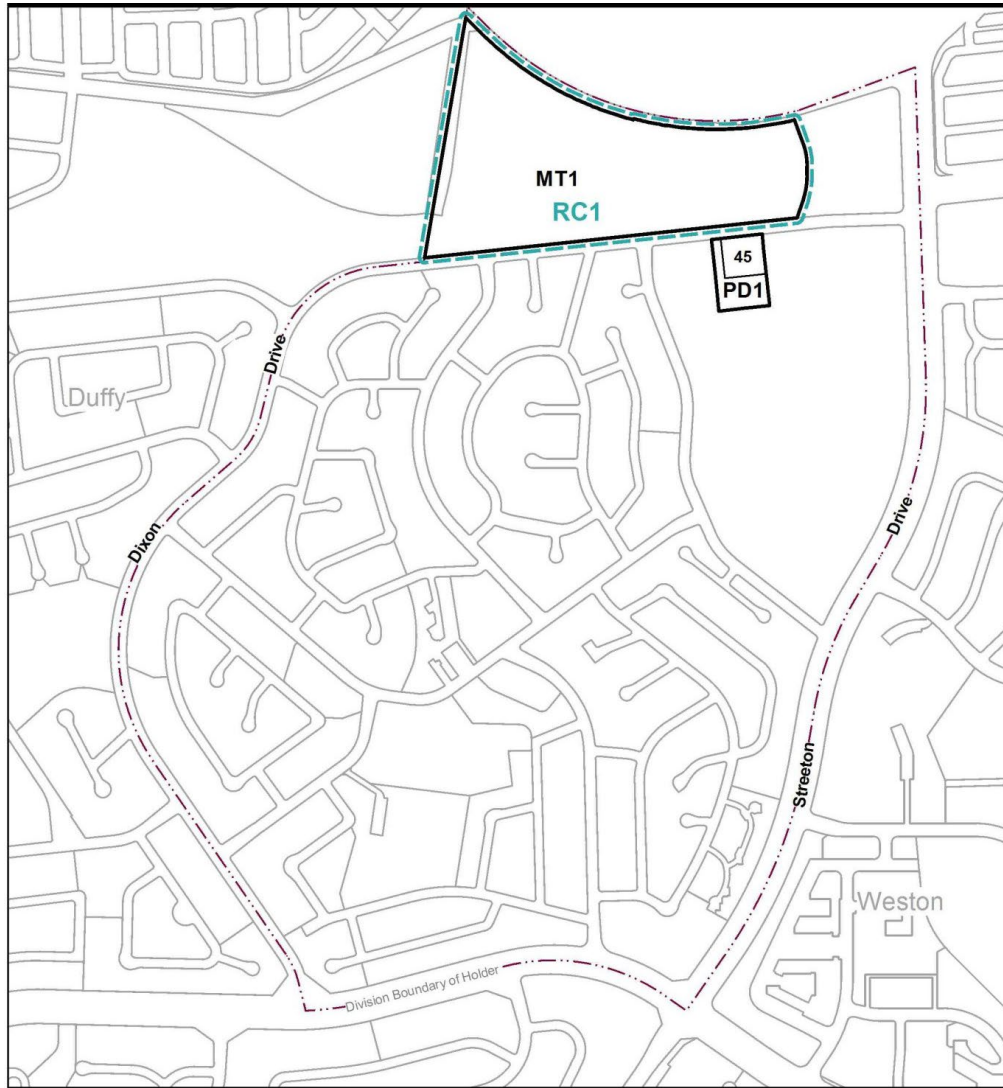


Figure 2 Holder: (RC1) location

Figure 3 (Weston):

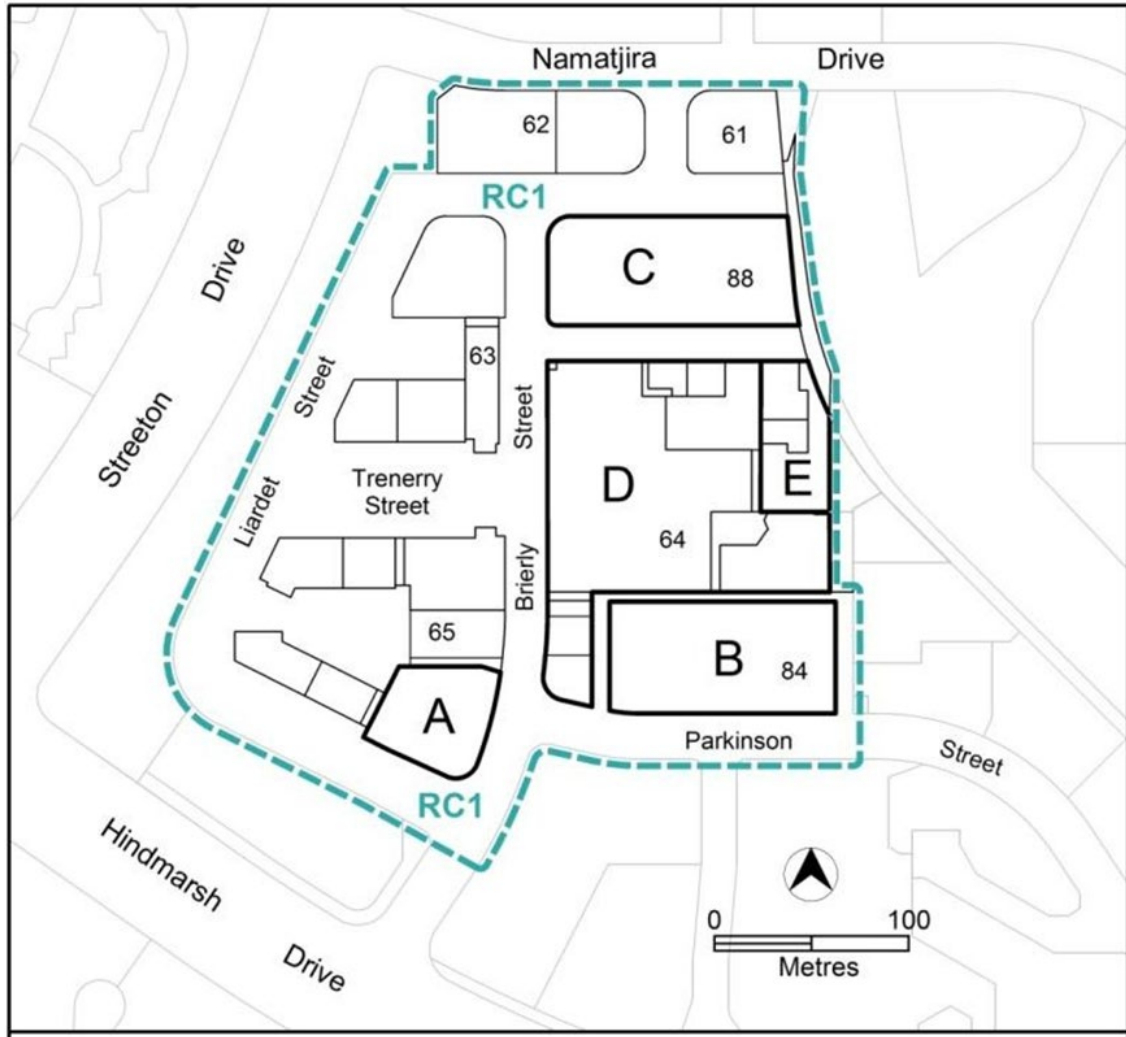


Figure 3 Weston – Building Heights

Figure 4 (Weston):

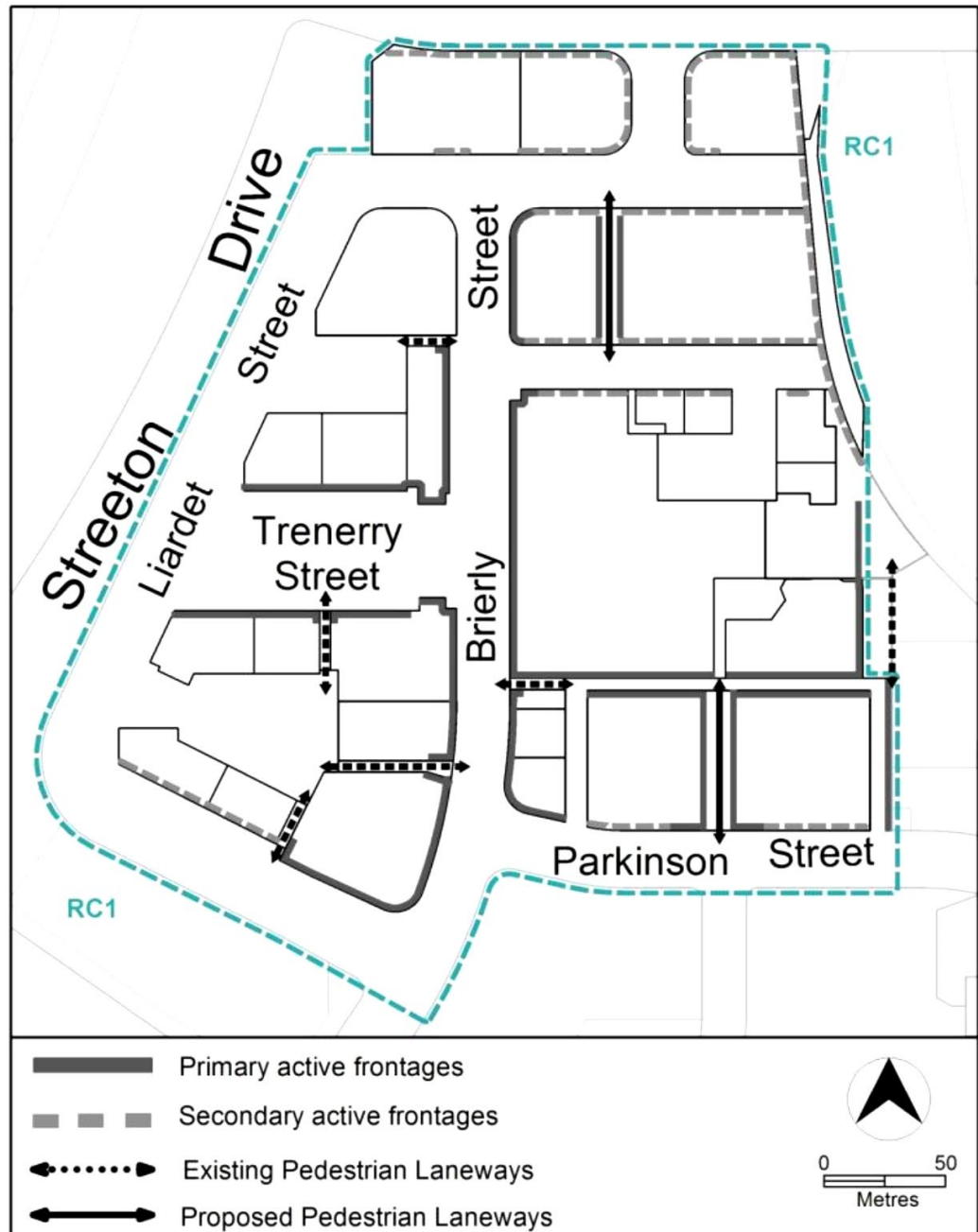


Figure 4 Weston: Active frontages and pedestrian laneways (to RC1)

Figure 5 (Weston):

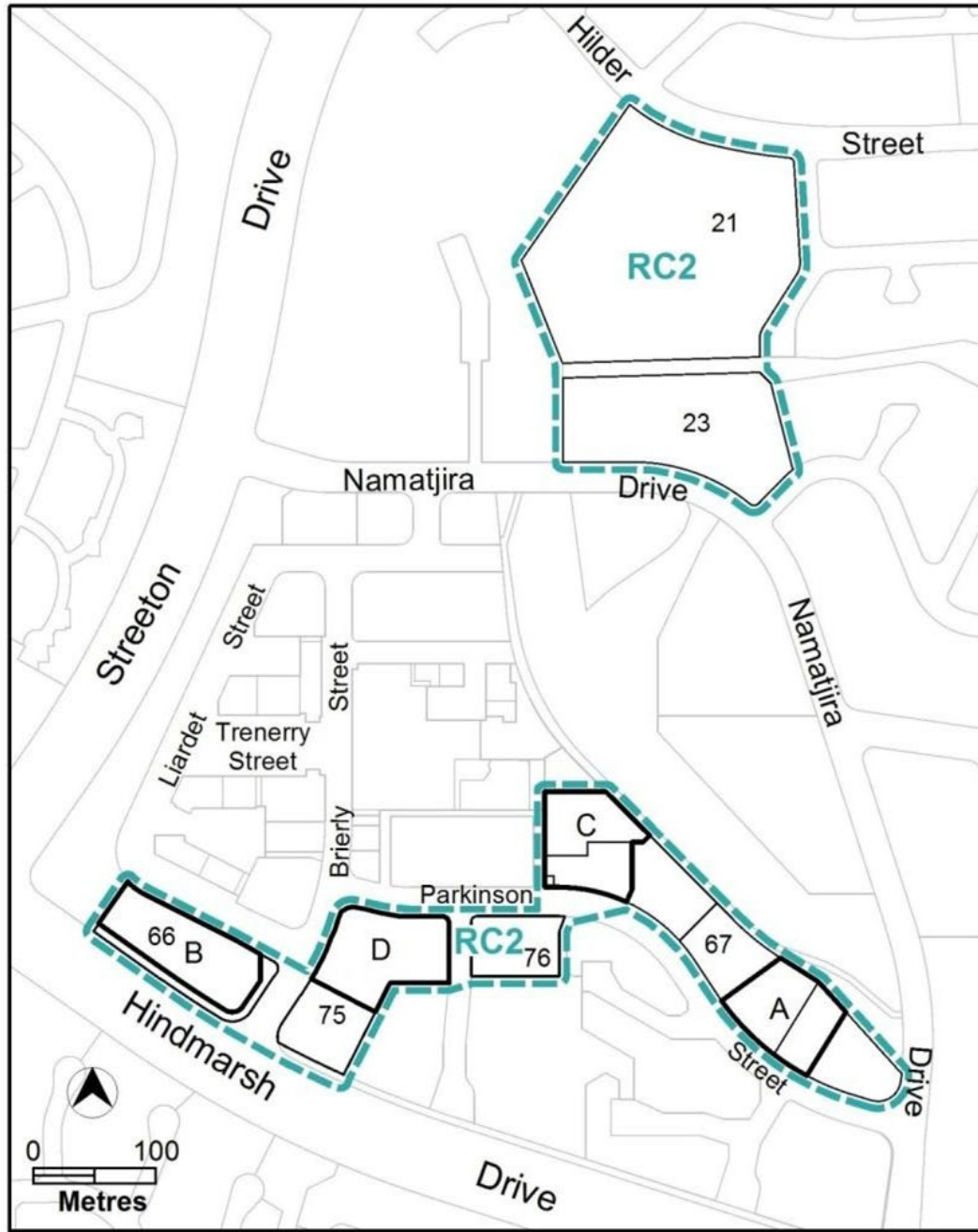


Figure 5 Weston – Building Heights to (RC2)

Figure 6 (Weston):

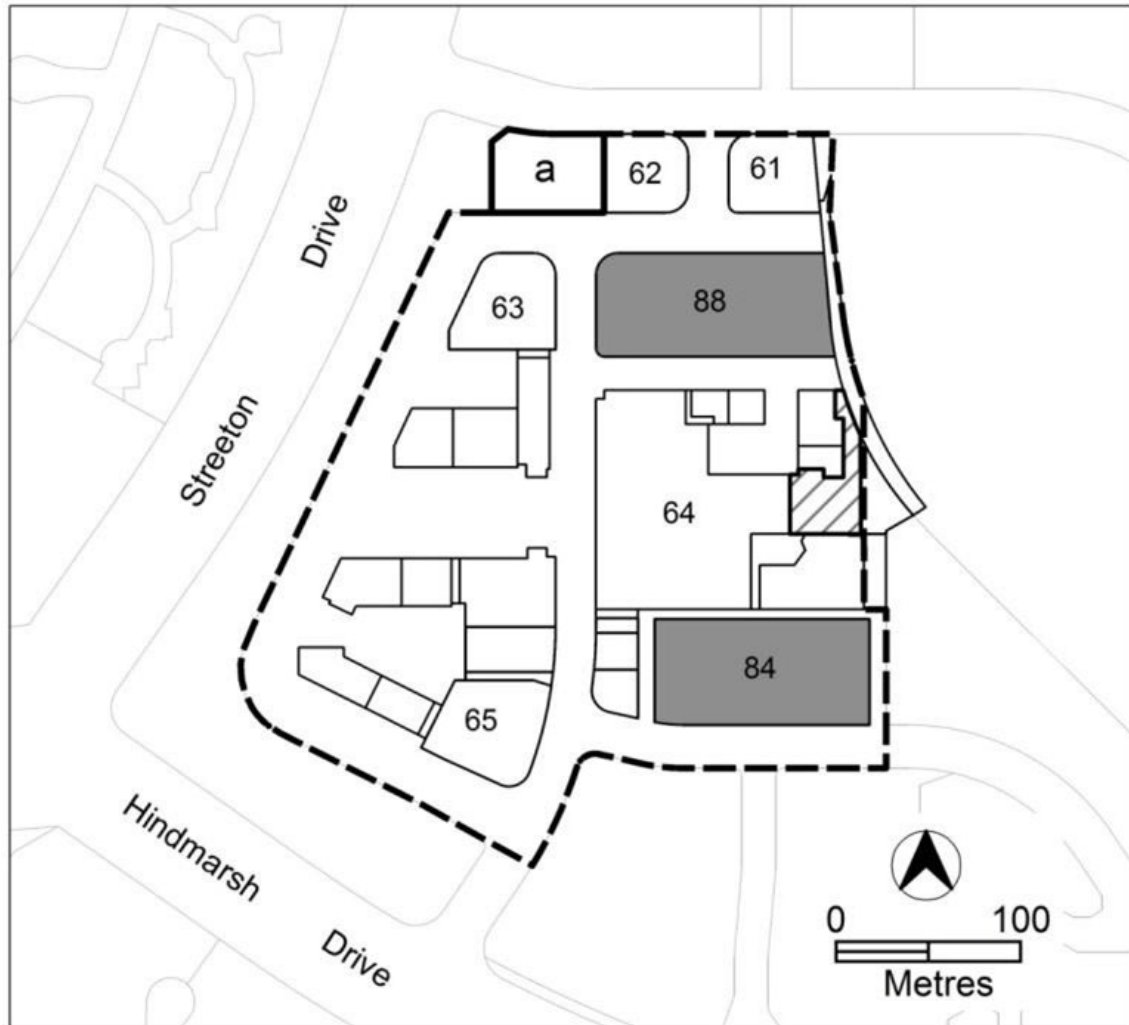


Figure 6 Weston: Required carparks (shaded), ground floor residential ('a') and unexpected finds area (hatched)

Figure 7 (Weston):

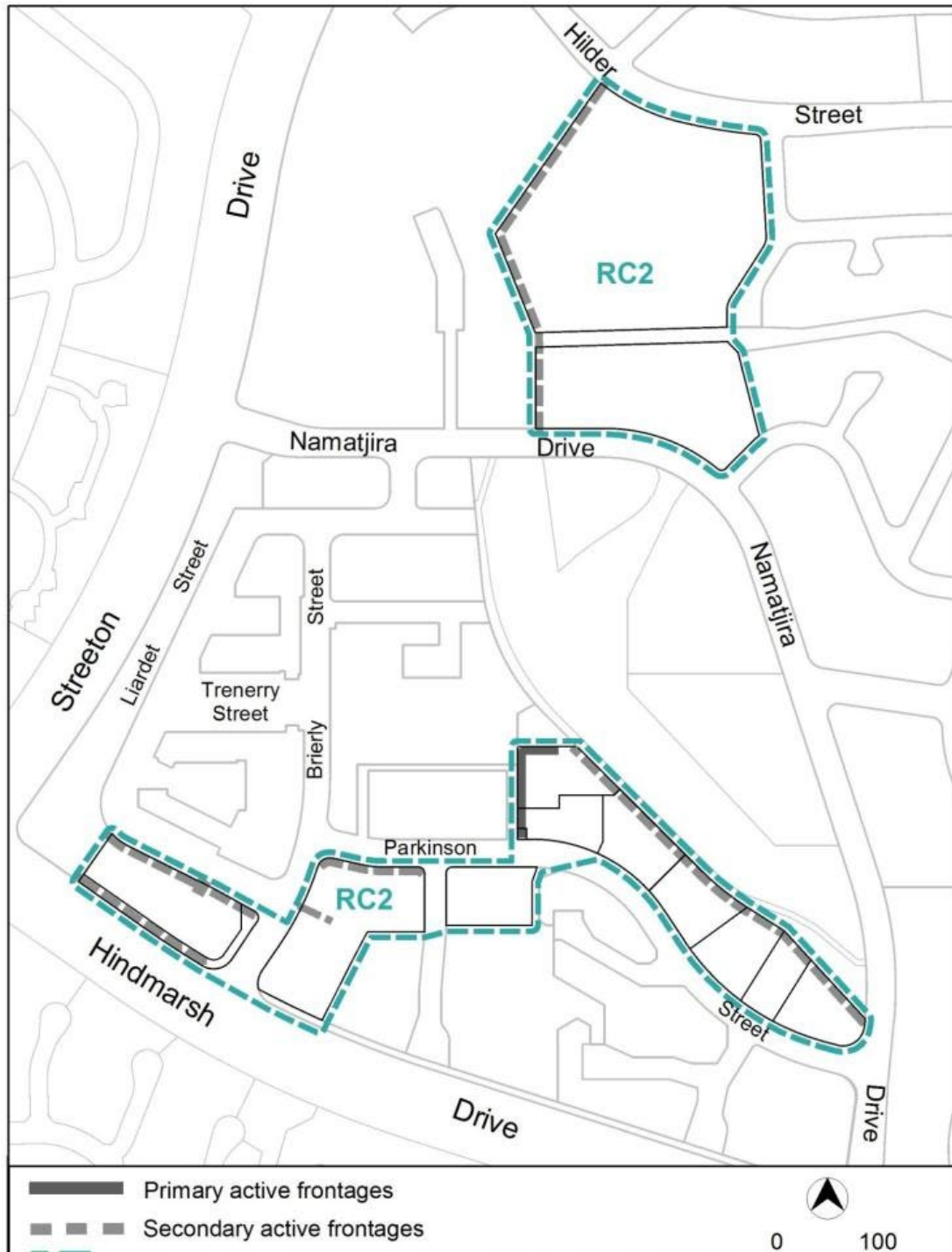


Figure 7 Weston: Active frontage (to RC2)